

MINUTES
FIRE ISLAND PINES PROPERTY OWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS' MEETING

March 11, 2018

Directors Present: Allan Baum, Jay Pagano, Tad Paul, Henry Robin, Russell Saray, Eric Sawyer, Ed Schulhafer, Jeff Staad

By Phone: Gary Clinton, Greg Henniger, Garry Korr, Chris Lovito, Jim Vandernoth

Absent: Tami Hausman, Bob Tortora

Also Present: Ken Pollard (Director of Finance & Administration)

Meeting called to order by President Jay Pagano at 10:34 am in the Neighborhood Preservation Center, 232 East 11th St, New York, NY.

Tad Paul motioned to approve the January meeting minutes. Russell Saray seconded, and the motion carried.

President's Report

Freight Dock

- The completion of the freight dock rebuild has been delayed.
 - Concrete had to be poured and was put off due to the cold weather.
 - All reports indicate that the crew is in the Pines and working on weekdays.
 - The wagon rack, some of which was used for a temporary freight dock, will be put back with new materials this week.
 - A significant amount of work was put into a working gate to close the freight dock.
 - The first version did not work well enough, a new 16-foot rolling freight dock fence will be installed.
 - The LPG storage platform will be the same footprint as the old one.
 - A wall of IPE wood will cover the brick walls of the platform.
 - The Town is reviewing the rental agreement with LPG purveyors.

FIMI

- Contract 3B1 covers demolition in the areas acquired by easements.
 - For the project to proceed these areas must be free of structures
 - In some cases, decking must be removed and in others the entire house must be demolished.
 - Chesterfield was the low bidder, but their bid was withdrawn.
 - Brownie House Movers has been awarded this contract
 - Homeowners have the option until May 1 to do demolition work themselves
 - Suffolk County has all but 5 of the required easements in the Pines.
 - Other communities are in a similar situation
- The bid for Contract 3B2, sand placement, is being finalized.
 - The contract will be awarded in late summer or early fall.
 - The Army Corps would like demolition work substantially complete before awarding the contract.
 - Sand placement in the eastern communities will also depend on the availability of equipment.
 - Sand placement will not take place until the season is over.

Harbor Dredging

- FIPPOA is in the process of getting a bid for harbor dredging.
 - The permits expire this June and will be renewed for 5 more years.
 - Harbor dredging will be done to make sure slip 00 and slip 01 will be useable by larger boats.
 - The dredging will be paid for from the dock district funds and will exhaust that fund.
 - All previously available sand was used for trap bag repair and there is no sand left in the FIPPOA sand pile.

Trap Bag Repairs

- The trap bags were the first line of defense after Sandy and many are now missing or damaged.
 - The damage is the worst from Tarpon to the Harbor and the steps are out at Ozone.
 - There is also damage from Coastguard Walk to Driftwood Walk.
 - 500 to 700 ft of trap bags were replaced last summer near Nautilus.
 - 25 of the 75 lots along the beach are without trap bags
 - In a storm the trap bags can help prevent one high tide from taking out a house
 - Bob Palermo drove the beach on Friday and reported that the beach looked worse than after Hurricane Sandy.
 - FIPPOA's consultant, Land Use, will be working on reviewing the trap bags next week.
 - A major issue is where to find the sand to fill the trap bags.
 - There is no sand available through FINS and is expensive to purchase on the mainland and send over on barges.
 - The Seashore Defense Fund current balance is \$155,000.
 - Russell Saray will come back to the board with proposals to protect the beach.
 - One possible project would be a line of fencing.
 - 176 rolls of fencing would be required with part paid from the Erosion Control District and the Seashore Defense Fund.

Insurance

- Tracking of Certificates of Insurance compliance that protect FIPPOA assets is a big job and better done by experts.
 - We have three bids for outsourcing COI tracking.
 - EBIX bid \$5,000
 - myCOI bid \$6,500
 - Risk Strategies bid \$18,500

Alan Baum motioned to approve \$6,500 for outsourcing Certificates of Insurance with the firm, myCOI. Paul seconded, and the motion carried.

Russell Saray motioned to allocate funds, in consultation with the Treasurer, for fencing on the beach. Paul seconded, and the motion carried

Short Term Rentals

Paul reported

- Both Islip and Brookhaven are considering regulation of short term rentals on Fire Island.
- FIA takes the position that we should be part of these discussions.
 - “if we are not at the table, we are on the menu”.
- FINS is in favor of preparing a path to legalize B&Bs on Fire Island.
 - FINS is concerned with the overuse of properties.
 - The effect on septic systems is one of those issues.
 - Fire protection is also of concern.
- All rentals of less than 30 days are now required to pay the Suffolk County tax on rentals.

Community Bulletin Board

Russell Saray reported

- Over 26 organizations submitted their artwork to be included in the Community Bulletin Board in 2017.
- The bulletin board will be up and running by Memorial Day.
- Organizations were emailed with information on submitting their artwork.

Adjourned 12:13 pm.

Respectfully Submitted,
Ken Pollard
Director of Finance & Administration